



Brock Cottage, 12 Williams Way

Crowborough, TN6 2UW

Price Guide £380,000



A Place to Begin, a Place to Belong

Modern Comforts, Peaceful Surroundings, and Room to Grow

Nestled quietly at the end of a peaceful cul-de-sac, this beautifully presented three-bedroom end-of-terrace home offers a rare balance of tranquility and convenience. Whether you're taking your first step on the property ladder, looking to simplify your space, or seeking a quiet retreat with potential to grow, this home is a versatile gem ready to welcome its next chapter.

Step inside and you'll find well-planned, light-filled accommodation including a stylish L-shaped lounge/dining room and a smartly appointed kitchen with everything at your fingertips. A downstairs WC, ample storage, and double glazing throughout make everyday living effortlessly comfortable.

Upstairs, three good-sized bedrooms offer flexibility for growing families, guests, or a creative hobby space, with the main bedroom overlooking the peaceful rear garden and featuring built-in wardrobes. A modern family bathroom completes the picture.

The southerly facing rear garden is a generous and private space, not overlooked and full of possibility. Whether you're dreaming of alfresco dining, weekend pottering, or simply soaking up the sun, this is a garden that invites relaxation and encourages wildlife. There is also scope to extend (subject to the usual planning consents), allowing you to tailor the space to suit your future needs.

Parking is taken care of with a private brick-block driveway for two cars, and there's side access to the rear garden—a practical touch for gardeners or pet owners.

At a Glance:

Modern End of Terrace House

Three Bedrooms

L-Shaped Lounge/Diner

Separate Study/Dining Room

Energy Efficiency Rating: C

Front & Rear Gardens

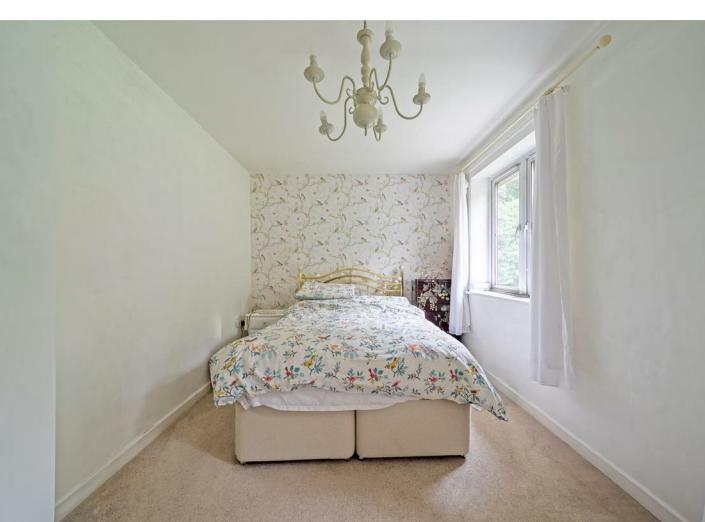
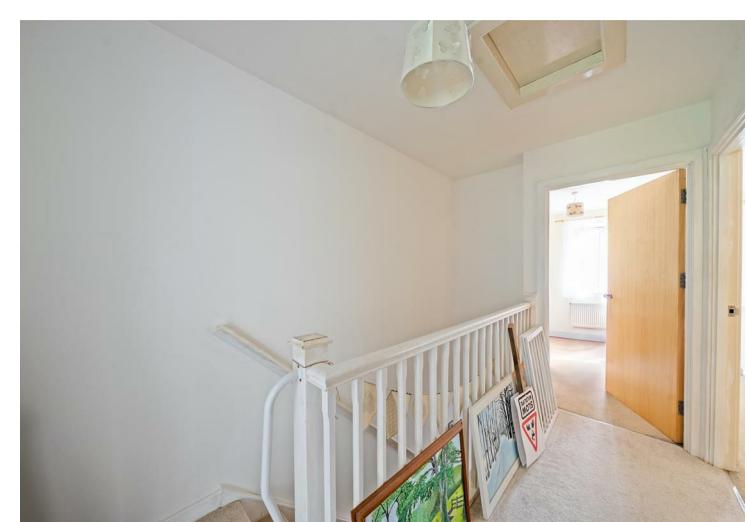
Private Driveway Parking for Two Cars

Quiet End-of-Cul-de-Sac Position

Potential to Extend (STPP)

Whether you're starting out, scaling down, or seeking a peaceful base to grow into, this is a home that adapts to your lifestyle—with space, light, and location all on your side. Come and discover the next chapter of your story.

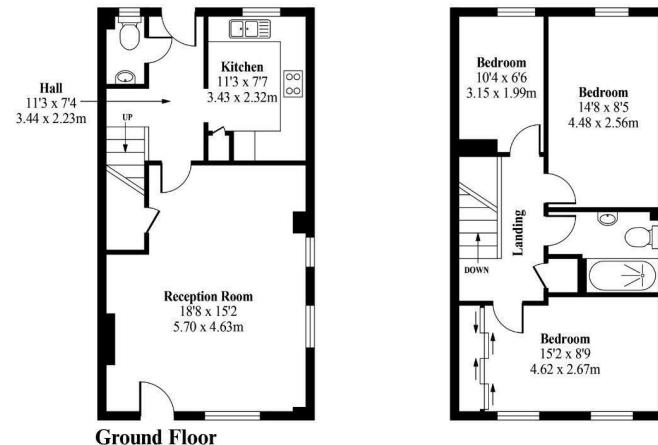




## Floor Plan

### Williams Way, Crowborough, TN6

Gross internal floor area (approx):  
87.42 sq m / 941 sq ft



FLOOR PLAN PRODUCED IN ACCORDANCE WITH RICS PROPERTY MEASUREMENT 2<sup>ND</sup> EDITION, ASSEMBLED FOR BANFIELD ESTATE AGENTS LTD. © NARAIC.CO.UK 2025

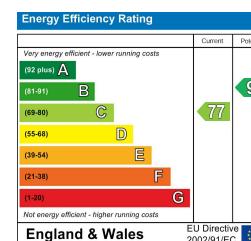
## Area Map



## Viewing

Please contact our Banfield Estate Agents Office on 01892 653333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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